

Eastside


Manchester M11 4GU

- > 9 new trade counter and industrial/warehouse units
- > 4,295 - 26,884 sq ft (units 1-4 combined)
- > 10 mins from the City Centre

For sale/
To let



A development by:

Chancerygate 

On site Q3 2024

Eastside

Eastside is a high profile business park with excellent visibility to Ashton New Road

Excellent urban logistics location just 10 mins from Manchester City Centre

Excellent connectivity to the M60 being just 2 miles west of J23

Just a short walk from Edge Lane Metrolink

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	6,749*	2,110	8,859
2	4,969*	1,550	6,519
3	3,983	1,248	5,231
4	4,779	1,496	6,275
5	11,356	2,939	14,295
6	3,864	1,507	5,371
7	3,089	1,206	4,295
8	3,089	1,206	4,295
9	3,197	1,249	4,446

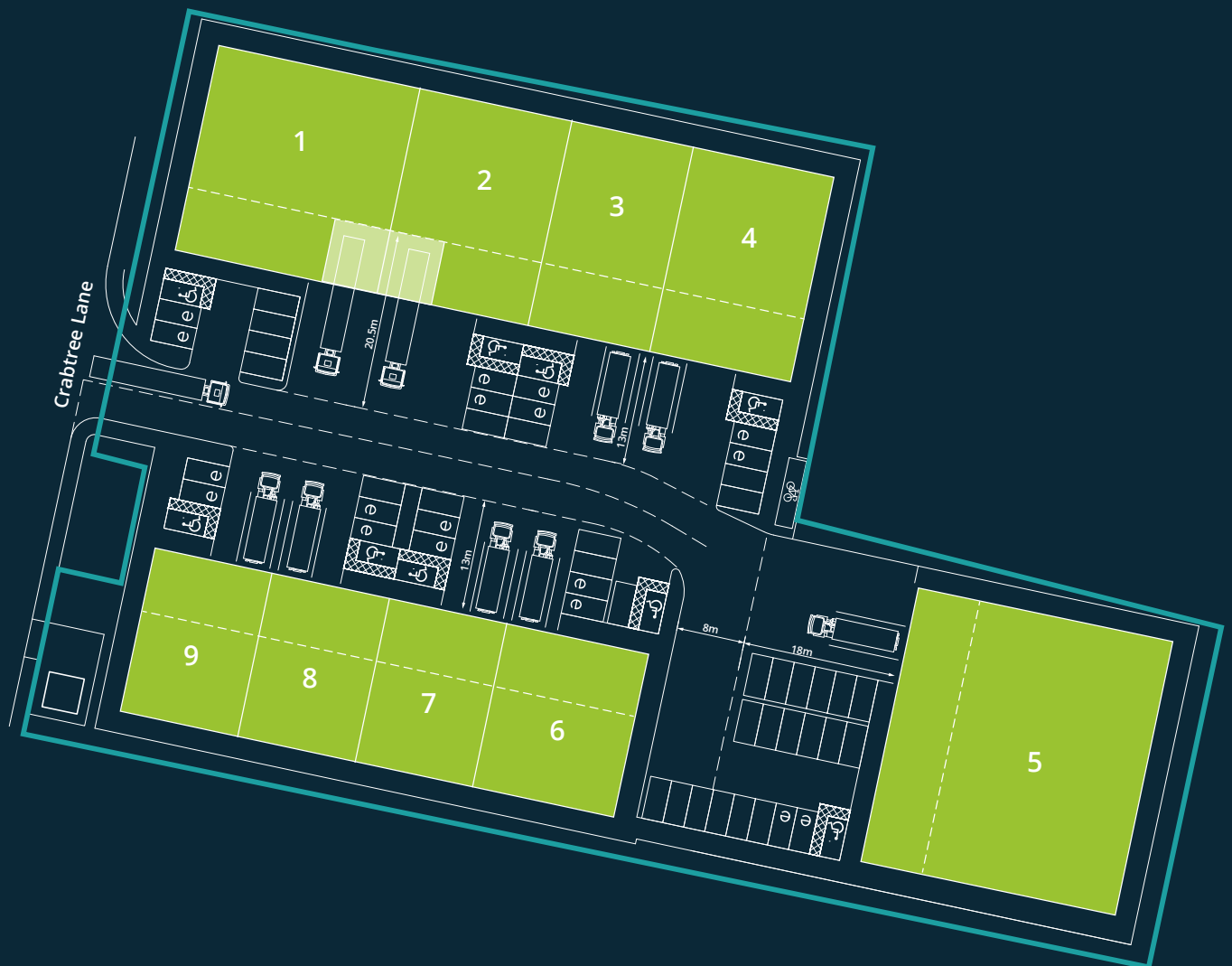
*Includes recessed loading area

Planning Use

Class E(g) (iii) Industrial Processes, B2 (general industrial) and B8 (industrial and warehouse) uses.

Terms

Available on a freehold or leasehold basis.



Iceland

home bargains

SUBWAY

GREGGS



Industrial and Warehouse Units 1-9

4,295 up to 26,884 sq ft (units 1-4 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Fitted first floor offices</p>
 <p>Ability to combine units</p>	 <p>Lift Unit 1 & 5</p>	 <p>Secure business park</p>
 <p>12 year collateral warranty available</p>	 <p>Electric car charging points</p>	 <p>Photovoltaic panels</p>



Eastside



Computer Generated Image



ComputerGenerated Image



Previous Chancerygate development



Previous Chancerygate development



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

Occupiers at Eastside will benefit from the following green credentials which minimises the scheme's carbon footprint on the surrounding local environment.



Highly efficient LED lighting

Low air permeability design

Air source heat pumps to all units

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels on
all units

Targeting
BREEAM
'Very good'

Targeting
EPC A

High
performance
insulated cladding
and roof
materials

Exterior
and interior
cycle storage to
encourage
cycling to
work

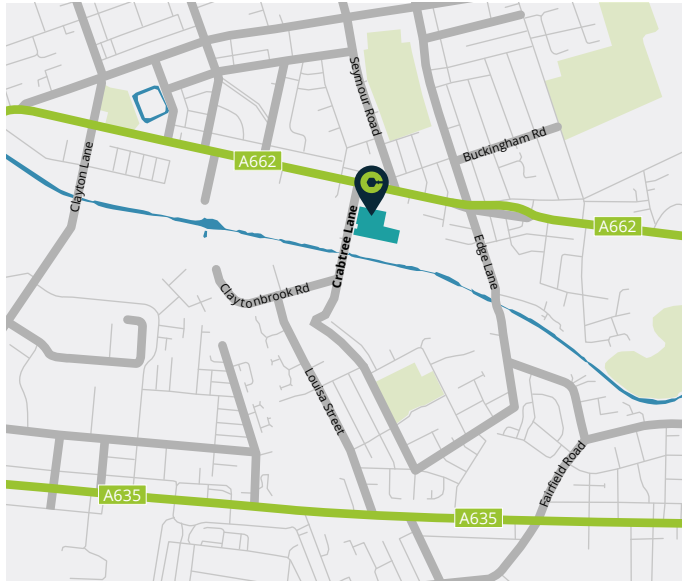
Active
and passive
Electric Vehicle
charging
points

Low
speed limit
restrictions to
reduce
emissions

Landscaping
including
native and
non-native
species



Eastside



eastsidemcr.co.uk

Travel Distances

Road:

Manchester Etihad Stadium	1 mile
M60 (J23)	2 miles
Manchester City Centre	2.9 miles
J18 M62	11 miles

Rail and Tram:

Edge Lane Tram Stop	0.2 miles
Manchester Piccadilly Station	3 miles

Airport:

Manchester Airport	15.5 miles
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Manchester M11 4GU

survey.strut.weds

More information available
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, January 2024.

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